

MOTION BY SUPERVISOR MARK RIDLEY-THOMAS

July 27, 2010

Review of Conditional Use Permitting Process for Scrap Yards

Today, the Board of Supervisors is being asked to deny a Conditional Use Permit (CUP) that would establish a scrap metal processing yard at 9113 Alameda Street in the M2 zone in Florence-Firestone. While the Regional Planning Commission approved the CUP on April 14, 2010, outstanding concerns remain regarding the potential safety and operational hazards related to the small size of the lot. As it currently stands, the CUP does not provide clearly outlined conditions and substantial enforcement protocols to demonstrate the efficacy of the operations, traffic and parking plans.

This issue is reflective of a more significant concern along the Alameda Corridor, which is home to a multitude of major industrial and manufacturing businesses. Over twenty of these businesses currently operate as junk and salvage yards. While these facilities provide a critical environmental benefit to Los Angeles County through the processing and handling of recyclable materials, a recent review of these businesses revealed that over 80% do not currently have valid permits. CUPs for these facilities are

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fundamental in regulating the complex health, environmental and safety hazards

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associated with the use. While the Department of Regional Planning has become familiar with these types of uses, additional sophistication and coordination with its state and federal counterparts may be necessary in order to assure that the appropriate conditions and enforcement procedures are applied.

I THEREFORE MOVE, THAT THE BOARD OF SUPERVISORS continue the public hearing until October 26, 2010 to allow time for the Department of Regional Planning to provide recommendations on additional conditions to the CUP that address the concerns outlined above regarding the potential safety and operational hazards associated with this use including its operations, parking and traffic issues;

I FURTHER MOVE THAT THE BOARD direct the Department of Regional Planning, in coordination with the Department of Public Works and County Counsel, to complete a comprehensive review of the CUP requirements for scrap yards and report back within 90 days with their findings and recommendations. The report shall include:

1. An evaluation of existing standards and best practices currently utilized by other urban local jurisdictions; and
2. The efficacy of establishing updated development guidelines, an inter-agency governmental coordinating committee, a Community Standards District, Business Improvement District or other zoning mechanisms along the Alameda Corridor to promote regulation of these facilities.

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